

BENAROYA PACIFIC NORTHWEST REGIONAL LOGISTICS CENTER For Sale or Build-to-Suit



Fully Entitled,
Ready for
Development



Flexible
Design
Options



Zoned Light
Industrial

63.03 Usable Acres Available
Shovel Ready Industrial Site

[View Video Here](#)



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www.benaroya.com  **Benaroya**

STRATEGIC LOCATION

CONVENIENTLY LOCATED BETWEEN TACOMA AND PORTLAND

WHY WINLOCK?

SUPERIOR ADVANTAGES

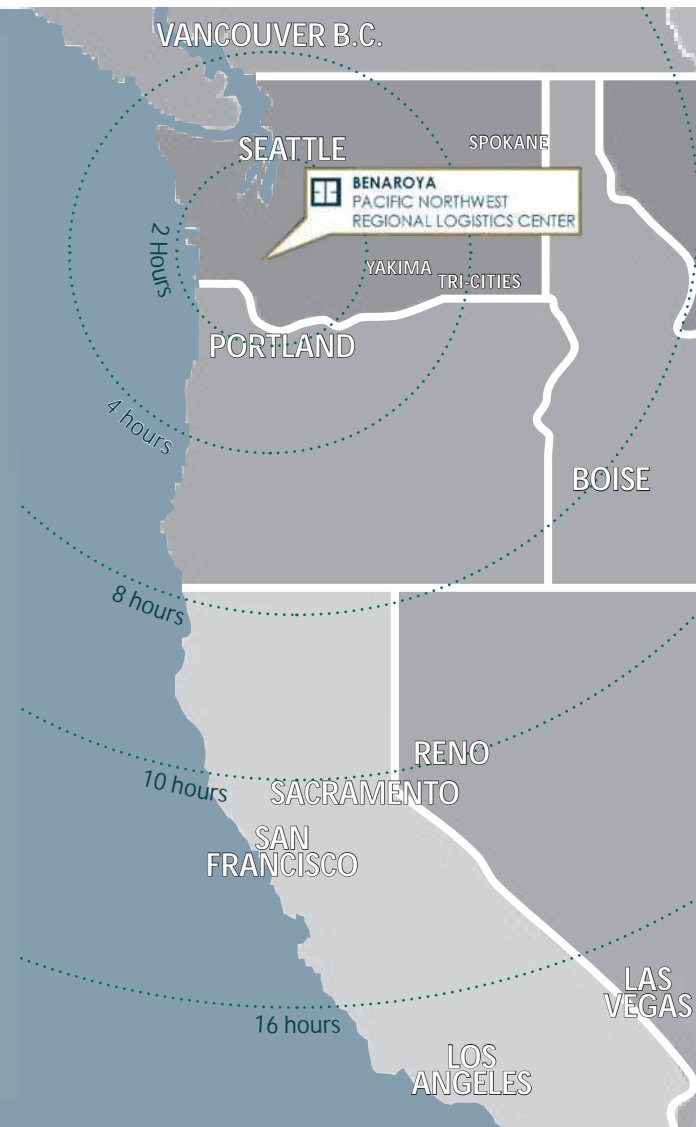
Largest industrial site in Western Washington • No corporate income tax • No inventory tax • No unitary tax • B&O tax credit for new employees • Sales tax rebate for all users of 200,000+ sf of new industrial construction • One of the lowest property tax rates in the region

BUSINESS FRIENDLY

Accelerated permitting process • Approvals and support firmly in place – no outstanding entitlement issues to negatively impact project cost or schedule • Pro-business support by government officials, economic development council, chamber of commerce, and community

PLENTIFUL LABOR POOL & WORKFORCE TRAINING

Customized worker training grants available from WorkSource Lewis County • Low cost of living



DRIVING DISTANCES

Seattle, WA.....	102 miles
Tacoma, WA.....	71 miles
Portland, OR.....	73 miles
US 12.....	5 miles
Yakima, WA.....	143 miles
Tri-Cities, WA.....	225 miles
Vancouver, B.C.....	244 miles
Boise, ID.....	495 miles
Reno, NV.....	649 miles
Sacramento, CA.....	652 miles
San Francisco, CA.....	707 miles
Salt Lake City, UT.....	830 miles
Las Vegas, NV.....	1,034 miles
Los Angeles, CA.....	1,036 miles

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- Fully Entitled for Buildings 75,000 – 530,100 SF
- Washington State Tax Incentives for New Industrial Buildings Larger than 200,000 SF
- Competitively Priced

- Flexible Design Options
- Above 100-Year Floodplain
- Established Logistics Community
- Accelerated Permitting = Rapid Start

Pacific Northwest Regional Logistics Center is strategically located adjacent to Interstate 5, which runs north-south from the Canadian border to Mexico, at the SR 505 interchange in Winlock, WA and one exit south of US 12, which runs from the Pacific Ocean to Detroit, MI.



SAMPLE SITE PLANS

CAN RE-CONFIGURE TO MEET YOUR NEEDS
ALL ENTITLEMENTS IN PLACE



Building E

land area	31.29 acres
building area	+/- 530,100 sf
car parking	248 cars
trailer parking	147 trailers
loading	95 docks 4 drive ins

Building F

land area	31.88 acres
building area	+/- 458,850 sf
car parking	313 cars
trailer parking	222 trailers
loading	76 docks 4 drive ins

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WHY BENAROYA PACIFIC NORTHWEST REGIONAL LOGISTICS CENTER?



AN ADDITIONAL ~988K SF READY TO BUILD TODAY

- 63.03 usable acres for sale or lease
- All entitlements in place means predictability and rapid start
- Fast permitting process
- Pleasurable, cooperative working relationship with City and County officials
- Dramatically speeds up timing, lowers project cost and risk

SIGNIFICANTLY LOWER LAND COSTS THAN NORTHERN SITES

- Lower taxes = significant savings
- All approvals are in place = no delays, no added cost
- No traffic, school, or other impact fees
- No traffic moratorium

EXCELLENT TRANSPORTATION HUB

- Easy access to I-5 North and South
- Zoned: Light Industrial
- Foreign Free Trade Zone

ESTABLISHED INFRASTRUCTURE

- Utilities to site
- SEPA approval is completed

ABOVE 100-YEAR FLOODPLAIN





HOME TO DISTRIBUTION CENTERS

Lowe's Home Centers recently selected our site for their 1.2 million square foot, state-of-the-art regional distribution center that will serve more than 60 stores in five states and will enable them to provide faster and more predictable deliveries in their growing distribution network. UNFI also recently moved its 1,150,000 square foot regional distribution center to Lewis County due to its centralized transportation hub location, the diverse, skilled, and trained labor base, and low cost of living. These attributes have also attracted many other companies to the area.

CORPORATE NEIGHBORS INCLUDE:

- Lowe's Home Centers: 1,200,540 SF
- UNFI: 1,150,000 SF
- Cardinal Glass: 392,000 SF
- Ritchie Brothers Auction: 59,847 SF
- Michaels Distribution Center: 1,048,112 SF
- Lowe's Lumber Dist. Center: 196,060 SF
- Lineage Logistics: 155,458 SF
- Alliance Carpet/Mohawk Industries: 54,304 SF
- Braun NW: 83,978 SF
- Fred Meyer Distribution Center: 739,659 SF
- Scot Industries: 75,953 SF

AREA AMENITIES

Restaurants

1. Betty's Place
2. Chimis Family Mexican Restaurant
3. Club Tavern
4. Country House Restaurant
5. Frank's Hideaway
6. Gee Cee's Truck Stop
7. Guadalajara Family Mexican Restaurant
8. Kimberly's Coffee House & Things
9. Little Crane Café
10. Mrs. Beesley's Burgers
11. Sahara Pizza Winlock
12. Spiffy's Restaurant & Bakery
13. Subway

Parks & Recreation

1. Ike Kinswa State Park
2. Lake Mayfield Resort & Marina
3. Lewis & Clark State Park
4. Newaukum Valley Golf Course
5. Sequest State Park
6. Skydive Toledo
7. Winlock Community Building
8. Winlock Timberland Library
9. Winolequa Memorial Park
10. World's Largest Egg

Healthcare

1. Cedar Crest Whole Health Medical Clinic
2. Providence Centralia Hospital
3. Rolling Hills Veterinary Clinic
4. Winlock Family Dentistry

Retail

1. Brosey's Hardware
2. CARQUEST Auto Parts
3. Cedar Village IGA
4. Cedar Village Pharmacy
5. First Street Styling
6. Littlerock Meats
7. Sacks First Avenue Society
8. St. Vincent de Paul
9. Sweeny's Ace Hardware
10. Winlock True Value Hardware

Schools

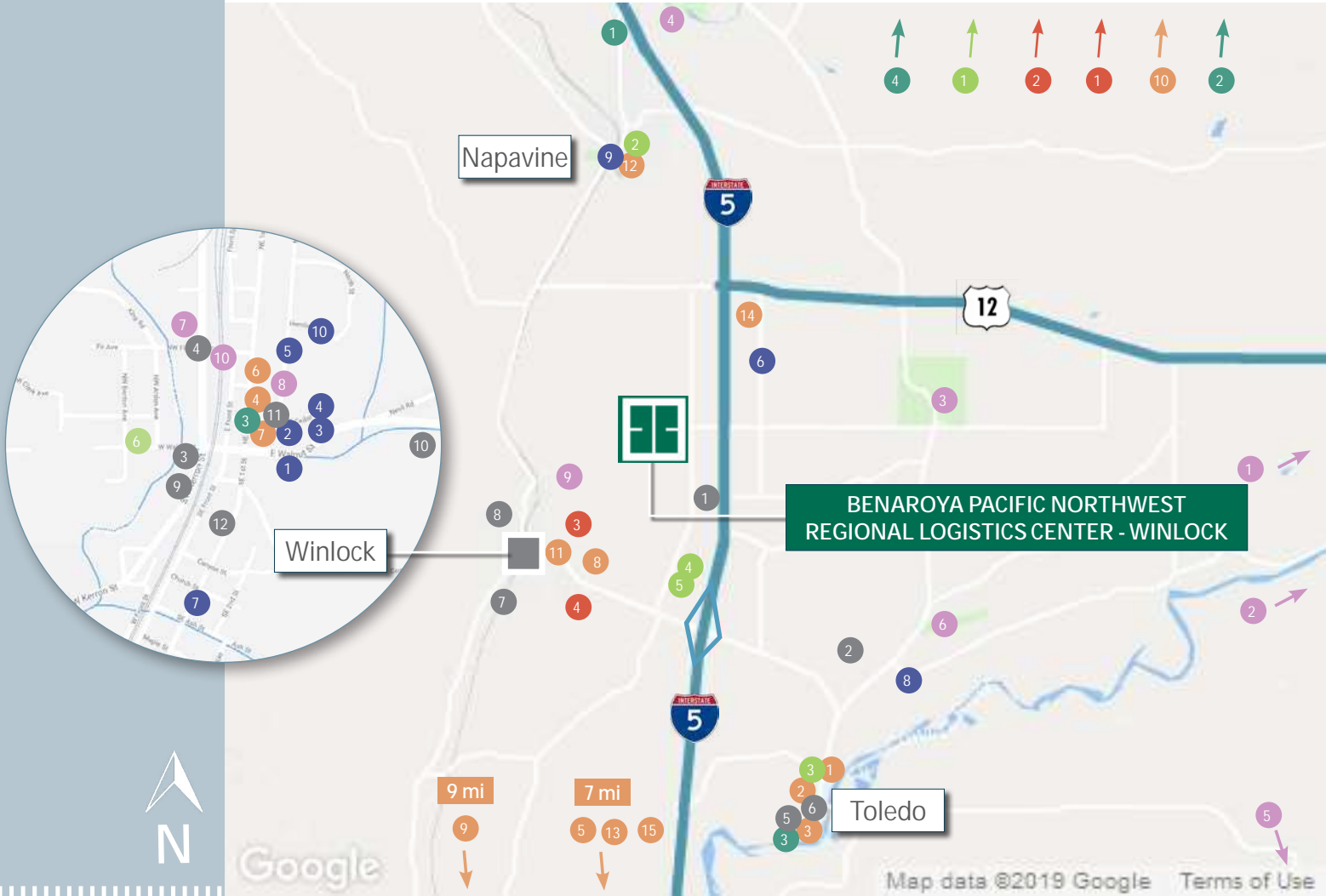
1. Centralia College
2. Napavine High School
3. Toledo High School
4. Winlock Senior High School
5. Winlock Middle School
6. Winlock Miller Elementary School

Services

1. Aaron's Autos
2. Ardies Day Care & Preschool
3. Fred's Shell Services & Tires
4. GASCO
5. Larae's Childcare & Preschool
6. Little Hands Learning Center
7. Little Red Wagon Day Care
8. Mindy's Tiny Tike's Daycare
9. Paul's Automotive & Towing
10. Shell Station
11. United States Postal Service

Financial Institutions

1. Edward Jones
2. Security State Bank
3. Timberland Bank
4. Wells Fargo



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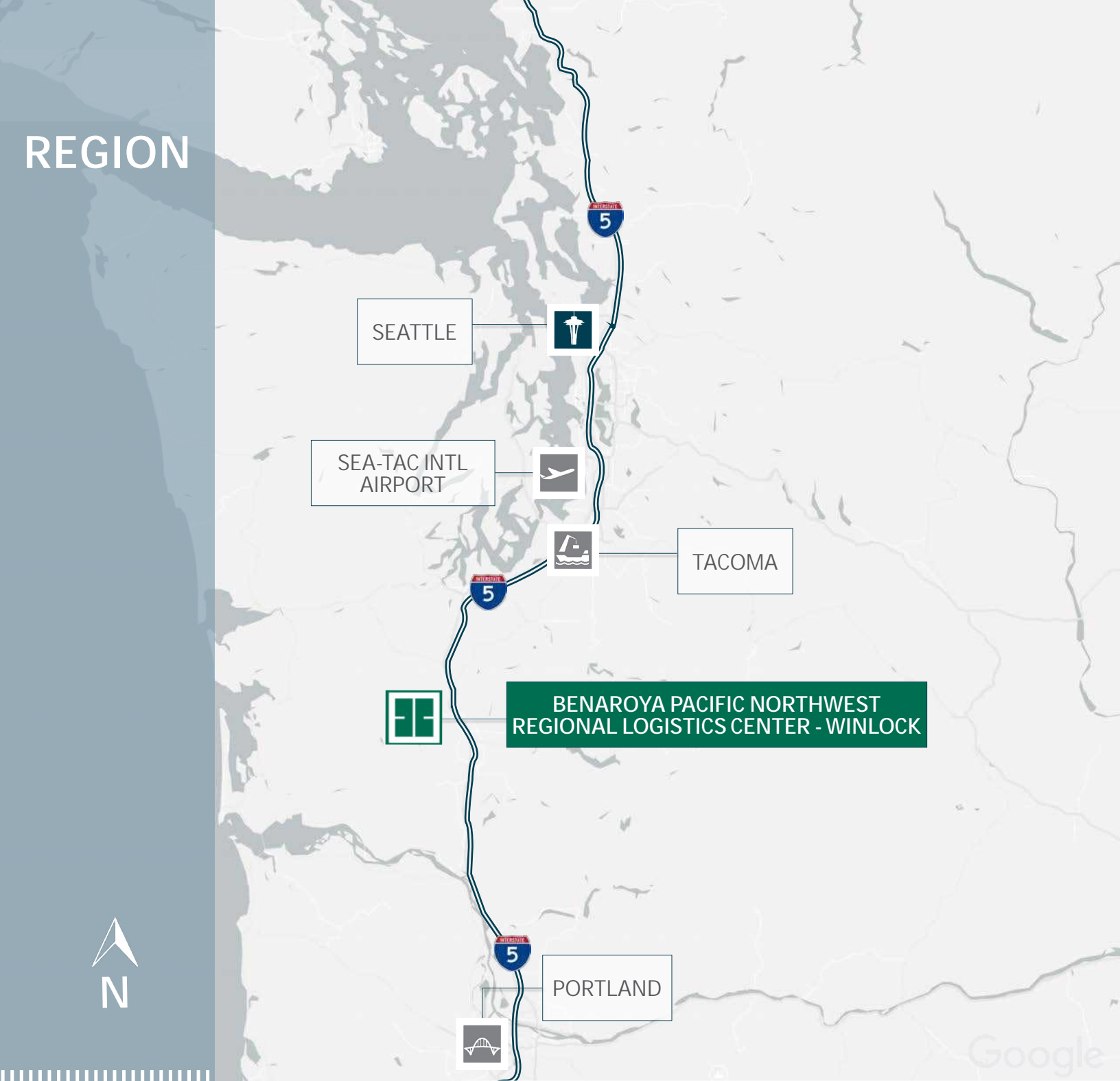
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REGION



SEATTLE
102 Miles



PORT OF
SEATTLE
100 Miles



SEA-TAC INTL.
AIRPORT
90 Miles



PORT OF
TACOMA
73 Miles



PORTLAND
73 Miles

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